

Kamas City Council  
Staff Report

May 12, 2015

Applicant: Glenna Gay Coombs for the Curtis R. Lewis No. 2 Subdivision

Request: Simple Lot Subdivision of KT-27

Location: 209 South 100 East

Zoning: R-1, Single Family Residential

**DESCRIPTION**

Glenna Coombs has submitted an application for a simple lot subdivision on Lot KT-27 in Kamas City. It is on the northeast corner of 200 South and 100 East.

The adoption of the new Kamas City Land Use Ordinance has simplified the process for simple lot subdivisions. Section 18.3 outlines the process. Lot 1 will be 0.51 acres in size. It contains an existing home and accessory garage. Lot 2 is currently vacant and is 0.34 acres in size. No connection fees will need to be collected for Lot 2 until a building permit is issued to the property owner. The builder/property owner will bear the entire cost of installing the water and sewer laterals from the main line to the property. This cost is in addition to the standard Kamas City sewer and water connection and impact fees. Four water shares for the newly created lot will need to be turned into Kamas City prior to recordation of the plat.

Both lots meet the 100 foot frontage requirement for subdivision of property. The original lot will continue to carry the address of 209 South 100 East. Lot 2 will show the address of 245 South 100 East. An address legend has been shown on the plat as well as the PUE around each lot. The City Engineer recommended the following be placed in the notes on the plat: "Kamas City restricts the occupancy of buildings as outlined in the international building code. Accordingly, it is unlawful to occupy a building located within Kamas City with first having obtained a certificate of occupancy issued by Kamas City."

**RECOMMENDATION**

The Planning Commission has forwarded a positive recommendation to the Kamas City Council for approval of the Curtis R. Lewis Subdivision.